

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 7, 2006

ITEM NO. _____

SUBJECT **Buffalo Ranch
26-PP-2005**

REQUEST Request approval of a Preliminary Plat for a gated, twenty-three lot, single-family residential sub-division.

Related Policies, References:

Case 16-ZN-2004 rezoned the property from the R1-35 District to the R1-10 PRD District to allow this subdivision.

OWNER Collin Thorstenson
602-298-6547

APPLICANT CONTACT William T. Patterson
Odyssey Homes
480-219-8756

LOCATION 12855 N. 94th Street

BACKGROUND **Zoning.**
The site was rezoned from Single Family Residential District (R1-35) to Single Family Residential, Planned Residential Development District (R1-10 PRD) in 2005 (Case 16-ZN-2004). The rezoning case was stipulated to a specific site plan with amended development standards that allow a reduction of the lot sizes, widths, and setbacks. The result of modified standards allows opportunities for landscaped buffers along N. 94th Street and E. Sweetwater Avenue.

The PRD overlay district limits homes to one-story within fifty feet of an adjacent lot having a one-story home. In addition, at the time of rezoning the applicant agreed to limit homes on lots 7 and 8 to one-story.

Context.

The property is located at the southeast corner of N. 94th Street and E. Sweetwater Avenue, and is surrounded by single-family home developments having similar densities. This property is relatively flat and was recently used as a ranch that boarded and trained horses and buffaloes. A drainage wash is located to the east of the property.

Adjacent Uses:

- North: Single-family homes, zoned R-4 PRD District.
- South: Single-family homes, zoned R1-7/PCD District.
- East: Single-family homes, zoned R1-7/PCD District.
- West: Single-family homes, zoned R1-7/PCD District.

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

This is a request to approve the preliminary subdivision plat for 23 single-family residential lots.

Development information.

- Parcel Size: 8.52 acres
- Existing Use: Ranch
- Proposed Use: 23 Single-family homes
- Proposed Density: 2.3 Homes per acre (gross)
- Building Height Allowed: 30 Feet
- Building Height Proposed: 30 Feet, except for PRD restrictions
- Street Access: Private street from Sweetwater Avenue
- Open Space: 76,500 Square Feet+/- (along roadways, wash, and site interior)

IMPACT ANALYSIS**Traffic.**

One private drive is proposed from E. Sweetwater Avenue in alignment with N. 94th Place to the north, and no access will be provided from 94th Street. The proposed site layout is consistent with neighboring properties in terms of access and orientation.

Water/Sewer.

This infill development will connect to existing water and sewer lines, so there are no anticipated water or sewer service impacts.

Police/Fire.

The property is located in Police District 2, which is served by the N. 90th Street/E. Via Linda station. The nearest Fire Station is located at N. 90th Street/E. Via Linda, providing an anticipated fire response time of less than five minutes. Police and fire currently serve this area, so there are no anticipated police or fire service impacts.

Schools.

Scottsdale Unified School District has been notified of this application and indicates that there are adequate school facilities to accommodate the new homes.

Open space/Scenic Corridors.

There is an existing wash located at the northeast corner of the property that will be maintained, and the proposed development provides 15-foot landscaped buffers along 94th Street and Sweetwater Avenue. The development also proposes retention basins within the development that will serve as open space amenities for the development, and augment the other landscaped tracts proposed along 94th Street and Sweetwater Avenue.

Surrounding theme walls will have peach colored smooth face block with a brown split face cap, and ledgerstone accent columns. The project view fence

will be a rust textured wrought iron fence. Low curved concrete accent walls with a board finish painted a tan color will also be located along N. 94th Street. Landscaping will be consistent with the existing materials nearby, including Palo Brea, Chilean Mesquite, Palov Verde, Ironwood, and Sissoo Trees.

Community Involvement.

There was significant neighborhood involvement during the rezoning process, including a resulting stipulation that two lots be limited to single-story homes. There have also been neighborhood meetings regarding the proposed preliminary plat, and the site has been posted with notification signs and the surrounding property owners have been notified. During the preliminary plat review process, additional neighbors have asked that lots along their borders be limited to one story in height (See Attachment #7).

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

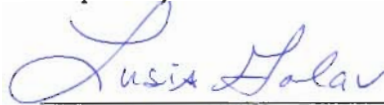
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ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
- 2A. Aerial Close-Up
- 3. Zoning Map
- 4. Preliminary Plat/Site Plan
- 5. Landscape Plan
- 6. Elevations
- 7. Comment letters

Stipulations for Case: 26-PP-2005

Case Name: Buffalo Ranch

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by DEI Professional Services LLC, dated 7/21/06 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

Planning Documents

- c. Each lot shall be constructed to comply with the Amended Development Standards approved under case 16-ZN-2004.
- d. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by McGough-Kahan, dated 7/21/06 by City staff.
- e. The Project Details Plan submitted by McGough-Kahan, dated 7/21/06 by City staff.
- f. Preliminary Drainage Report for Buffalo ranch; prepared by DEI Professional Services, LLC, dated 7/21/2006 (revised).
- g. Preliminary Grading and Drainage Plan for Buffalo ranch; prepared by DEI Professional Services, LLC, dated 7/21/2006.

Relevant Cases

- h. At the time of review, the applicable Zoning case for the subject site was: 16-ZN-2004.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. *Prior to final plans approval all existing structures shall be demolished.*
3. *A five foot landscape tract shall be provided between 94th Way and the interior lots 19 and 21.*
4. *A five foot landscape tract shall be provided between 94th Place and lot 23.*
5. *The developer shall dedicate a meandering 15 foot Multiuse Access Easement through tract D to link the internal streets to 94th Street.*
6. *At time of final plans submittal the Preliminary Plat shall be revised to remove setbacks, existing conditions, topography and lot area.*
7. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
8. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.

9. Provide the following note on the final plat: This plat lies within close proximity to the Scottsdale Airport (the "Airport"), which is located between Frank Lloyd Wright Boulevard on the north, Pima Road on the east, Thunderbird Road on the south, and Scottsdale Road on the west. The Airport is a general aviation reliever/commercial service airport for the Scottsdale-North Phoenix area.

Ordinance

- A. No building on the site shall exceed 30 feet in height, measured as defined in the Scottsdale Zoning Ordinance. Buildings shall not exceed one (1) story within fifty (50) feet of an R-1 district boundary line where: 1) There exists on an adjacent lot a one-story residence, or 2) There are zoning restrictions which limit adjacent undeveloped lots to one-story residences.
- B. Buildings on Lots 7 and 8 of the site plan shall be restricted to a maximum of one (1) story, and shall have no outside stairs or rooftop decks, roof top patios, or balconies as approved under 16-ZN-2004.

Street Dedication Requirements

10. DRB Stipulations N. 94th Street at the south end of property. The final plans shall include the design details of this median closure for review and approval.

Ordinance

- C. The developer shall provide the following street rights-of-way:

STREET NAME	STREET TYPE	R.O.W. DEDICATION
94 th STREET	MINOR ARTERIAL	EXISTING 55 FT HALF R.O.W.
SWEETWATER AVENUE	MAJOR COLLECTOR	EXISTING 45 FT HALF R.O.W.
LOCAL ON-SITE STREETS (PRIVATE)	MINOR COLLECTOR	40' (FULL WIDTH)

Easements

DRB Stipulations

11. Vista Corridor

- a. All watercourses with a 100-year peak flow rate of 750 cfs or greater, shall be dedicated as Vista Corridors on the final plat. Each Vista Corridor shall be established by a continuous scenic easement. The minimum width of the Vista Corridor easement shall be one hundred feet and shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourses.
- b. All Vista Corridors shall be left in a natural state unless disturbed by infrastructure improvements as approved by the Development Review Board.

Trail Easement:

Prior to final plan approval, the developer shall dedicate a minimum 15 ft-wide public trail easement along Sweetwater Avenue. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.

12. Sight Distance Easements

Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.

13. Vehicular Non-Access Easement:

Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Sweetwater Avenue and 94th Street except at the approved driveway location along Sweetwater Avenue.

14. Indemnity Agreements:

When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance**D. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

E. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

F. Vista Corridor Easements:

- (1) All vista corridor easements shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

G. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

Other**DRB Stipulations**

15. There shall be a minimum of 350 feet distance between the proposed driveway location on Sweetwater Avenue and the intersection of Sweetwater Avenue and 94th Street.
16. The proposed driveway on Sweetwater Avenue shall align with the existing 94th Place to the north.

Final Improvement Plan Requirements**PLANNING****Walls, And Fence Design****DRB Stipulations**

17. *Walls shall match the architectural color, materials and finish as shown on the Project Details Plan submitted by McGough-Kahan, dated 7/21/06 by City staff.*
18. *Signs are by separate submittal, approval and permit.*

19. *Exposed walls shall not exceed eight feet in height measured from finished grade. Retaining walls and site/view wall combinations shall not exceed 10 feet in height and are limited to interior side/rear lot lines. Wall height shall not exceed three feet in the required front yard.*
20. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.

Landscape Design

DRB Stipulations

21. *The landscape plan shall be revised at time of final plans to identify caliper size.*
22. *The retention basins shall be graded in a manner to create natural looking contours that meander and undulate. Landscape within the retentions basins shall be increased in size to accommodate the planting at a lower grade.*
23. *Rip-rap, shall be indigenous or native stone.*
24. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
25. Salvaged vegetation shall be incorporated into the landscape design.
26. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
27. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

Ordinance

- D. Trees shall be located outside of a public utility easement.

Exterior Lighting Design

DRB Stipulations

28. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property.

Landscape Lighting

- a. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- b. Fixtures shall be a flat black or dark bronze finish.
- c. Landscaping lighting shall only be utilized to accent plant material.
- d. All landscape lighting directed upward, shall be aimed away from property line.
- e. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- f. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

Additional Planning Items

DRB Stipulations

29. Flagpoles, if provided, shall be one piece, conical, and tapered.

30. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

ENGINEERING

Drainage And Flood Control

DRB Stipulations

31. Prior to final plans submittal, the developer shall obtain the approval of the final drainage report from the City of Scottsdale's Drainage Department.
32. With the final plans submittal to the City of Scottsdale, the developer shall submit an approved final drainage report. The final drainage report shall meet the City of Scottsdale's drainage criteria as outlined in the DS&PM and shall be in compliance with the City of Scottsdale's CIP project for stormwater improvements.
33. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
 - a. Any conceptual or substantial changes not consistent with the Buffalo Ranch conceptual Drainage Plan; prepared by DEI Professional Services LLC, dated 7/21/06, shall require an addendum to the Drainage Plan, subject to review and approval by the city staff.
 - b. Addendum generated shall be added to the appendix of the Buffalo Ranch Final Drainage Report.
 - c. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
 - d. The point rainfall value modeled is 3.196. However the entire watershed is shown on the iso-pluvial maps as being greater than 3.2 inches. The final drainage report shall verify and revise as appropriate.
34. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
35. Basin side slopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical. Side slopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a side slope that does not exceed 4:1.
36. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
37. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
38. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
39. Provide positive drainage away from walks and curbs along all streets.
40. Riprap shall be indigenous stone.
41. All exposed cut and fill shall be treated with eonite or equivalent.

Ordinance

- H. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
 - (2) The bleed off rate for detention basins should not exceed 1 cfs average.
 - (3) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
 - (4) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (5) Off-site runoff must enter and exit the site as it did historically.
 - (6) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- I. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- J. Other Stormwater Storage:
- Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- Drywells are not allowed.
- K. Street Crossings:
- Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Roadway, Intersection, And Access Design**DRB Stipulations**

42. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
94 TH STREET	MINOR ARTERIAL	EXISTING		
SWEETWATER AVENUE	MAJOR COLLECTOR	EXISTING.		5 FT SIDEWALK ALONG THE ENTRANCE FRONTAGE SEE NOTE "B" BELOW

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
94 TH STREET	MINOR ARTERIAL	EXISTING		
LOCAL ON-SITE STREETS (PRIVATE)	MINOR COLLECTOR	28 FT B/C TO B/C	ROLL	5 FT SIDEWALK ON BOTH SIDES OF STREETS

- A. The streets for this site shall be designed and constructed to the Local Residential requirements of the City of Scottsdale D.S. & P.M. Five foot wide sidewalks are required on both sides of the local residential streets for lots less than 20,000 square feet in area. The 40' dedication is for access, emergency and service vehicle and water and sewer easements.
- B. The developer shall provide a five foot sidewalk along Sweetwater Avenue or an approved alternate pedestrian route, as determined by city staff.
- C. The developer shall provide any improvements supported by the approved traffic impact study for the site, as determined by city staff.
- D. The developer shall construct directional ramps at driveway.
- E. The developer shall provide a curb cut on both sides of street where sidewalk ends on west side of the proposed drive, or shall extend sidewalk on west side of drive to Sweetwater.

- 43. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual.
- 44. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
- 45. The developer shall contact the City's Transit Coordinator with the Transportation Department at 480-312-7696 about all transit facilities required to be constructed with the proposed development, including the construction of bus shelters.

Ordinance

- L. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- M. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

Trails And Paths

DRB Stipulations

- 46. The developer shall construct all public paths (sidewalks) per the MEDCP along Sweetwater Avenue in accordance with the MAG Standard Details as determined by the Plan Review Staff.

Refuse**DRB Stipulations**

47. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Ordinance

- N. The developer shall indicate in writing on the final plans and the final plat of the subdivision that Lots 10 and 15 shall be required to bring refuse, recycling, bulk and brush waste to the street curb line for pick-up in accordance with Solid Waste Department requirements.
- O. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

48. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - Identify the timing of and parties responsible for construction of all water facilities.
 - Include a complete description of requirements relating to project phasing.
 - Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
49. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - Include a complete description of requirements relating to project phasing.
 - Clearly identify water sampling station locations as applicable.
50. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
51. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments

shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.

52. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.

For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER

Per the City of Scottsdale's Water Resources Department, the developer shall design and construct a second connection to the City's water system at 94th. The final plans shall show appropriate tract with easement.

Ordinance

- O. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Construction Requirements

As-Builts

DRB Stipulations

53. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
54. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
55. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
56. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

Buffalo Ranch
12855 N.94th Street
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"> <input checked="" type="checkbox"/> A. KNOX BOX
 <input type="checkbox"/> B. PADLOCK
 <input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. </p> <p><input type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, <u>2</u>. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>1200</u> AT <u>500</u> GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input checked="" type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.</p> <p><input type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"> <input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. </p> |
|---|--|

ATTACHMENT B

12/29/2005



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: 602 - PA - 2005

Coordinator: Greg Williams

Case No.: 26-PP-2005

Project Name: Buffalo Ranch

Project Location: 12855 N. 94th Street

Property Details:

☒ Single-Family Residentail ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: 21-10 PRD

Proposed Zoning: NO CHANGE

Number of Buildings: 23

Parcel Size: _____

Gross Floor Area/Total Units: _____

Floor Area Ratio/Density: 2.3 d.u./a.

Parking Required: _____

Parking Provided: _____

Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

This proposed, gated, twenty-three lot, single-family residential sub-division is located on approx. ten acres at the South-East corner of 94th St. and Sweetwater. The average lot size within the development is greater than ten thousand square feet and the design is in complete compliance with the existing R1-10 PRD zoning requirements.

The development of this in-fill site with low density housing brings very significant benefit to the surrounding neighborhood which is of a higher density. This vacant property was formerly an "urban ranch" for buffalo, wolves and horses. This use became less and less appropriate in this community and was the source of much neighborhood complaint.

The project is laid out as a single loop road, with sidewalks on both sides, from the controlled entry on Sweetwater, opposite the 94th Place intersection to the north. The circle shall have eighteen lots on the outside perimeter and five within the center island.

Almost twenty-five thousand square feet of natural wash area adjacent to the entry gate shall be dedicated, dramatically enhancing and protecting this part of the Sweetwater streetscape. There will be two retention/recreation areas for residents use within the development.

It is expected that there will be at least four floor plans available from which to choose, each with optional adjustments. Each plan will offer useable open space in both the front and rear yards of the house, with room for swimming pools. The appearance of all the houses will be unique, with the use of different while architecturally complimentary designs and materials, ensuring an interesting street appeal with a clear sense of variety and individuality.

ATTACHMENT #1

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

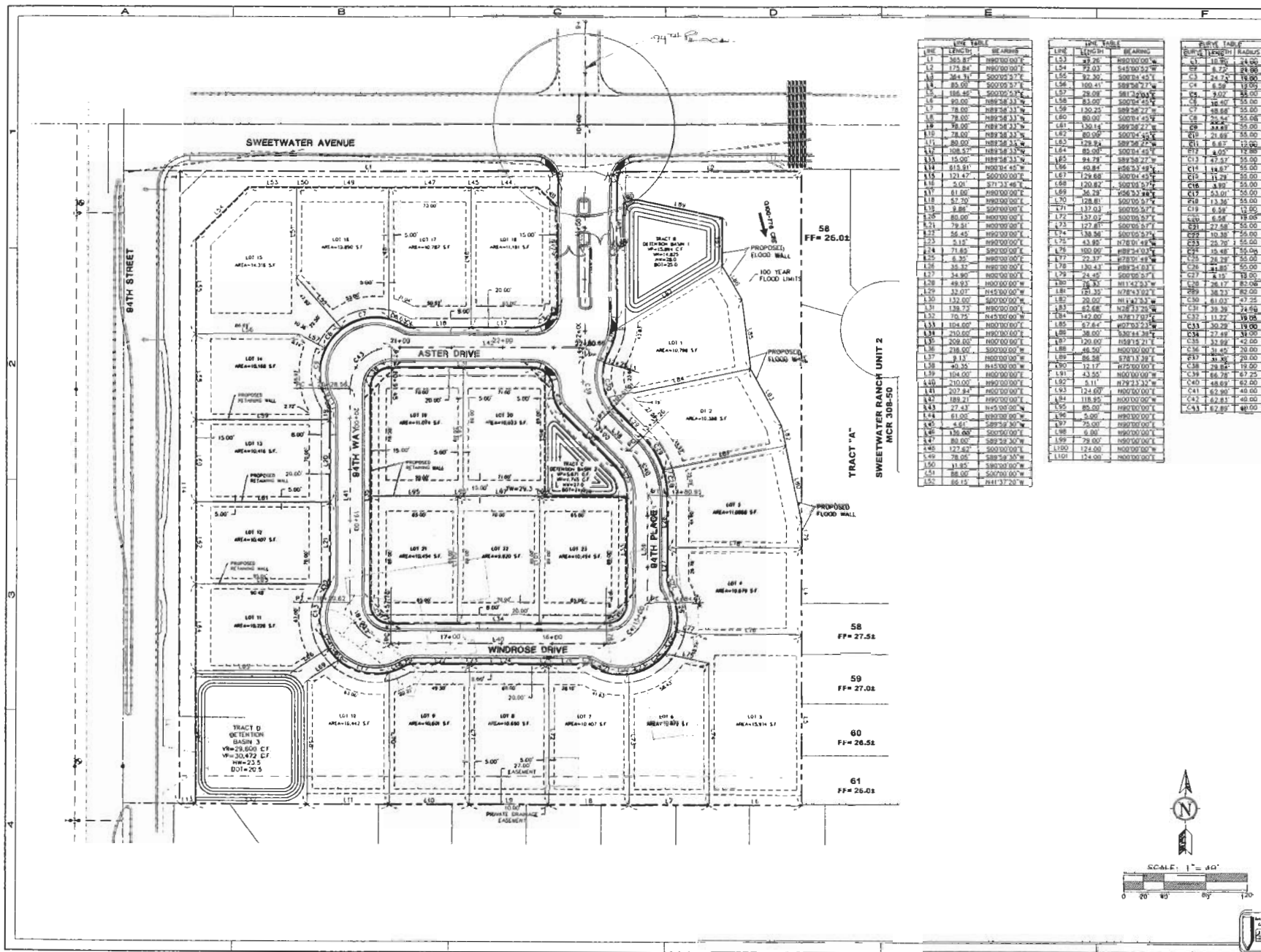


Buffalo Ranch





























26-PP-2005

ATTACHMENT #2

ATTACHMENT #2A





SYMBOL	BOTANICAL NAME	COMMON NAME	R	BL
	TREES			
	EXISTING TREE TO REMAIN		75	
	CERULEUM PARAKEET	PALE BIRCH	360	121 1/2
	PROSPER CHLORIS	CHALKEN FERTILE	75	56 1/2
	CERULEUM FLOREUM	BLUE PALM VERDE	360	36"
	OLIVETA TERTIA	BROWNWOOD	4	36"
	DALBERGIA SINAGO	SINAGO TREE	32	24"
	SHRUBS			
	CASSIA PYLOCHINA	SILVERY CASSIA	64	3 1/2
	CASALPINDIA PEDICANA	TEXAS BUD OF PARADISE	75	8 1/2
	LEUCOPHYLLUS FRUTICOSUS	GREEN CLOUT BAGE	36	8 1/2
	ERACALDIA SPECIES	VALENTINE	28	8 1/2
	RUSSIA PINNIFOLIA	RUSSIA RUELLIA	76	8 1/2
	BONGAVALLEA LA JOLLA	BUSH BONGAVALLEA	56	8 1/2
	LEUCOPHYLLUS LANCIFOLIA	RED BRAVO BUSH	48	8 1/2
	AGAVES			
	POULICARIA SPINOSUS	OCOTILLO	31	8 1/2
	AGAVE VESPERTINA	OCOTILLO AGAVE	74	8 1/2
	TULIPARIA SPINOSA	DEER CACTUS	68	8 1/2
	HEMEROCALYX PANDURUS	RED YUCCA	80	8 1/2
	DASTYLION WHISLER	DESERT SPION	41	8 1/2
	AGAVE GIBBERIFLORA	TANN FLOWER AGAVE	61	8 1/2
	GRASSHOPPER			
	LANTANA PONTICENSIS	TELLON LANTANA	278	1 GAL
	LANTANA PONTICENSIS	PURPLE LANTANA	178	1 GAL
	LANTANA PONTICENSIS	DALLAS RED LANTANA	171	8 1/2
	PERENNIAL GRASS			
	ALL LANDSCAPE AREAS - 3" DEPTH 3/4" COVERED - COLOR TO BE DESERT TAN			

1. ALL OCOTILLOS ARE TO BE MINIMUM 8 CANES AND 6' TALL.
2. ALL AGAVES ARE TO BE SINGLE TRUNK ONLY.
3. ALL PALO BREAS THAT ARE PLANTED IN THE ENTRY ARE TO BE 42" BOX.




**McGough ■
Kahan**
*landscape architecture
interior design • site planning
public art • recreation*

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-967-9093
602-967-9031 fax



LANDSCAPE PLAN

BUFFALO RANCH

SOUTHEAST CORNER OF 34TH ST.
AND SWEETWATER AVE.

PREPARED FOR:
CODYSEEY HOMES

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. _____
DATE: 12-21-05
DRAWN BY: FK
CHECKED BY: JM

REVISIONS: 05-25-04
07-11-04 REG

SHEET NO. 1 OF 3

26-PP-2005
REV: 7/21/2006



McGough & Kahan
Landscape Architecture
Urban Design • Site Planning
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



PROJECT DETAILS
BUFFALO RANCH
SOUTHEAST CORNER OF 94TH ST.
AND SWEETWATER AVE.
PREPARED FOR:
COTYSET HOMES

These drawings, as legal instruments of professional service, are, and shall remain the property of the landscape architect.

These drawings shall not be used on other projects or for additions to the project except by written agreement from the landscape architect.

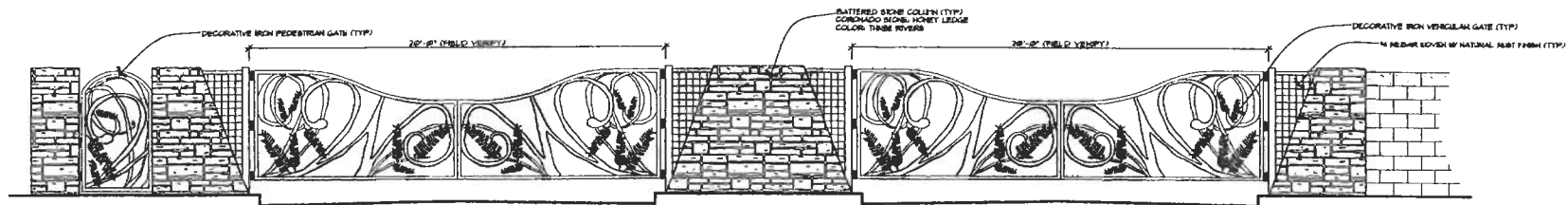
JOB NO. _____
DATE: 12-21-05
DRAWN BY: ESK
CHECKED BY: JTD

REVISIONS: 02-25-06
07-11-06, REO

SHEET NO. _____

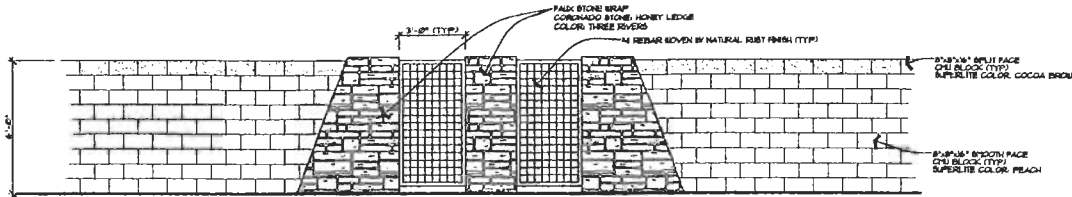
L3 OF 3

26-PP-2005
REV: 7/21/2006



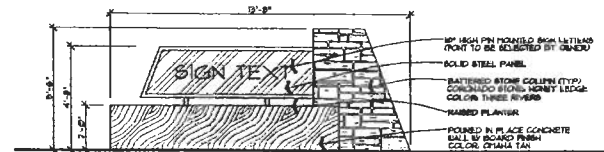
A PROJECT VEHICULAR/PEDESTRIAN GATES
ELEVATION

SCALE: 3/8"=1'-0"



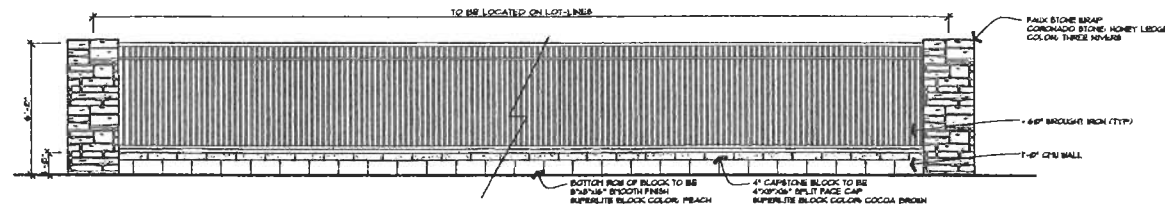
B PROJECT THEME WALL/ COLUMNS
ELEVATION

SCALE: 3/8"=1'-0"



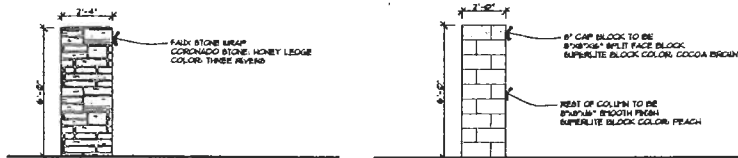
C PROJECT SIGN WALL
ELEVATION

SCALE: 3/8"=1'-0"



D PROJECT VIEW FENCE
ELEVATION

SCALE: 3/8"=1'-0"

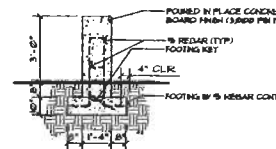


(U) STONE WRAPPED COLUMN
ELEVATION

SCALE: 3/8"=1'-0"

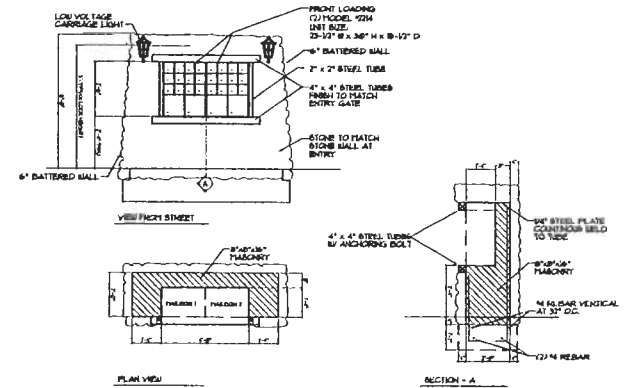
F STANDARD COLUMN
ELEVATION

SCALE: 3/8"=1'-0"



G CONCRETE WALL
ELEVATION

SCALE: 3/8"=1'-0"



H PROJECT MAILBOX
DETAILS

SCALE: 3/8"=1'-0"

ATTACHMENT #

Fuller, Bonnie

From: Williams, Greg N.
Sent: Friday, August 18, 2006 10:38 AM
To: Fuller, Bonnie
Subject: FW: New homes coming up at the corner of Sweetwater and 94th St (old Buffalo ranch)
Importance: High

For the Record
Greg

From: Dominguez, Frank O [mailto:Frank.Dominguez@xerox.com]
Sent: Friday, August 18, 2006 9:32 AM
To: Williams, Greg N.
Cc: frankdominguez@cox.net
Subject: New homes coming up at the corner of Sweetwater and 94th St (old Buffalo ranch)
Importance: High

Hi Greg! My wife and I own a single story home on 9496 E. Corrine Drive, backing up to the new housing development at the above location. We would like to request that the homes that are built directly across from us be limited to the single story variety. We really enjoy the privacy of our backyard and would like to preserve some semblance of privacy as much as possible. We do not mind if the developer builds 2-story homes towards the interior of the development. However, we would not like to have a 2-story home built directly on the other side of the fence for the reason I stated above.

Thank you very much for considering this request!

Frank and Teresa Dominguez
9496 E. Corrine Drive
Scottsdale, AZ 85260

(480)391-9352 (Home)

8/18/2006

ATTACHMENT #7

26-PP-2005

Fuller, Bonnie

From: Williams, Greg N.
Sent: Thursday, August 17, 2006 9:49 AM
To: Fuller, Bonnie
Subject: FW: Odyssey Homes

FYI

From: Ayres4@aol.com [mailto:Ayres4@aol.com]
Sent: Wednesday, August 16, 2006 8:14 PM
To: Williams, Greg N.
Subject: Odyssey Homes

Dear Greg,

We are property owners at 9424 E. Corrine Drive and our home borders the Buffalo Ranch which will soon be developed by Odyssey Homes. We are writing to request that the new homes built on the south side of the development be one story homes, rather than two story homes.

Two story homes built along the southern border of the property will have an impact on the privacy of the existing residences on Corrine Drive. The other lots throughout the development would not be as close to existing homes.

We felt that we wanted to go on record stating our position and appreciate your consideration. Thank you.

Jack and Jan Ayres
9424. E. Corrine Drive
Scottsdale, Arizona 85260
480 391-1100

8/17/2006

Curtis, Tim

From: Williams, Greg N.
Sent: Friday, August 18, 2006 9:00 AM
To: Curtis, Tim
Subject: FW: Odyssey Homes/Corrine Drive

From: Joe C [mailto:jcasella5@cox.net]
Sent: Thursday, August 17, 2006 10:12 PM
To: Williams, Greg N.
Subject: Odyssey Homes/Corrine Drive

Mr. Williams,

As a homeowner on Corrine Drive on the south border of the former buffalo ranch, I wish to request that Odyssey Homes only build single story homes along the south border of that property. It is the only border that really backs up to any existing homes. There are many other placement opportunities for two-story homes on that parcel of land.

Thank you for your consideration in this matter, and please do not hesitate to contact me with any questions.

Respectfully,

Joe Casella
9460 E. Corrine Drive
Scottsdale, AZ 85260
480-657-0021

8/25/2006